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## **RESIDENTIAL ELEMENT**

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### **PRIMARY GOAL**

To provide housing opportunities for a variety of household types, lifestyles and income levels, while maximizing the health, safety and welfare of the community.

### **EXISTING CONDITIONS**

The Peñasquitos community currently offers a relatively wide range of housing types and prices. Single-family detached units and a variety of multifamily units are available with both ownership and rental options. Approximately 76 percent of the housing units in the community are single-family detached and about 24 percent are multifamily. This ratio is expected to be maintained at total buildout. Approximately 11 percent of all housing units in Rancho Peñasquitos are assisted through federal programs including HUD Section 221(d) 4 programs, and the Below Mortgage Interest Rate (BMIR) Program. Both of these programs are considered affordable to moderate-income households. The Village neighborhood has the highest concentration (40-55 percent of all households) of government subsidized housing within the community.

### **ISSUES**

A major issue in the community concerns future residential development. The remaining available residential land in Rancho Peñasquitos is characterized by canyons and hillsides. Many community residents would prefer development at lower densities and clustered to preserve open space and to avoid excessive grading on sensitive slopes. Other community issues related to new development include traffic impacts, both noise and congestion, the maintenance of landscaping in new subdivisions, and the architecture, site design and color of residential development on hillsides.

The existing development in Rancho Peñasquitos has emphasized the provision of 5,000-square-foot lots. Some members of the community have expressed a desire to move up to larger, more expensive homes without having to move out of the community. Therefore, larger, single-family homes on estate-type view lots are desired by the community.

### **POLICIES**

- A harmonious community appearance should be created by using a compatible variety of architectural styles, colors, building heights, lot sizes, setbacks, landscaping and street furniture.
- Identifiable neighborhood units should be developed based on location, access, natural features, land use mix, design qualities and open space.
- Residential development should use creative and flexible site planning to maximize the preservation of open space and hillside areas.

- The density of new residential development should be based on the capacity of the land for development consistent with the objective of preserving the character of the hillside and canyon areas.
- All new subdivision maps should clearly define short- and long-term landscaping maintenance responsibilities. Homeowners' associations, assessment districts or some other process should be established in all new subdivisions to maintain landscaping within residential areas.
- Additional low- and moderate-income housing should be created through the use of all available public and private financing programs or as a requirement of new residential development.
- The existing low- and very low-density residential areas in Rancho Peñasquitos are characterized by traditional single-family development (i.e., detached housing on individual lots). These areas should continue to be protected as single-family neighborhoods.

## RECOMMENDATIONS

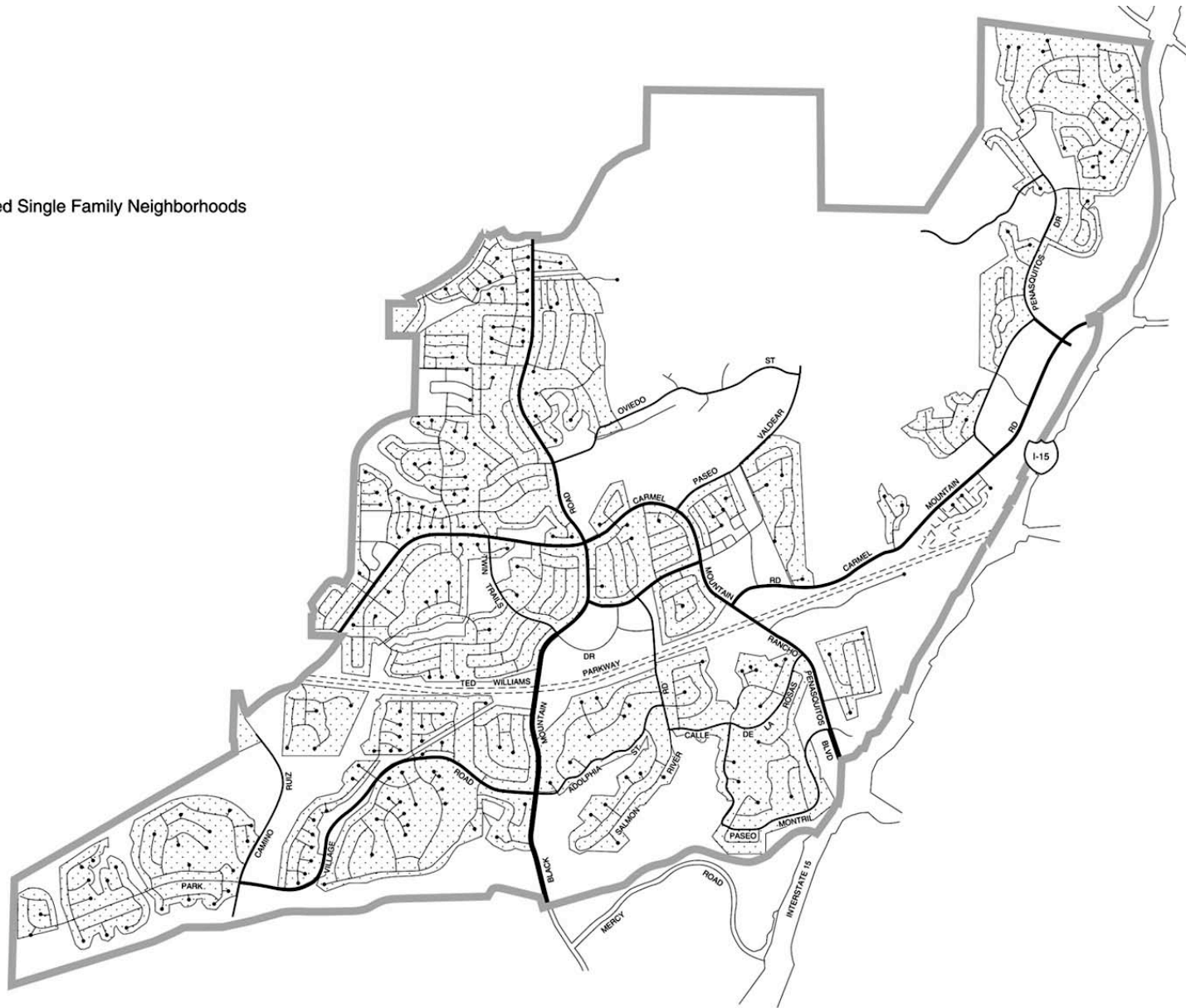
- Limit the residential density of those areas located within the HR Overlay Zone and designate those areas as Very Low-Density Residential (0-1 DU/ACRE). Where applicable, rezone HR areas to R-1-40000. Areas designated for open space should be zoned A-1-10, which would permit development of one DU/ten acres in the event these areas are not acquired for open space.
- At the time of development, rezone all 11 areas designated as Low-Density Residential (1-5 DU/DA) to R-1-8000. Smaller lots (5,000 square feet) may be allowed through the PRD process if the recommended density criteria are met.
- Do not approve requests for rezoning or other discretionary actions which could result in construction of any type of residential structures other than traditional single-family residential dwellings (in areas designated protected single-family as shown in **Figure 5**).

## Buildout Projections

Based on the existing densities recommended in this Plan and previously approved maps, at total buildout Rancho Peñasquitos may accommodate approximately 15,800 housing units. If a development proposal exceeds this range, a reevaluation of public facilities will be necessary and shall require an amendment to the Plan. Buildout of the community is estimated to occur in the year 2000. The average household population in Rancho Peñasquitos has been estimated by the Planning Department to be 2.99 (persons per household). Using this factor, the total buildout population of Rancho Peñasquitos will be between 46,000 and 50,000 residents.

The estimated buildout projections are not intended to be an absolute building limitation but are used as a measure to anticipate and provide both the quantity and quality of public facilities necessary within the community.





 Protected Single Family Neighborhoods

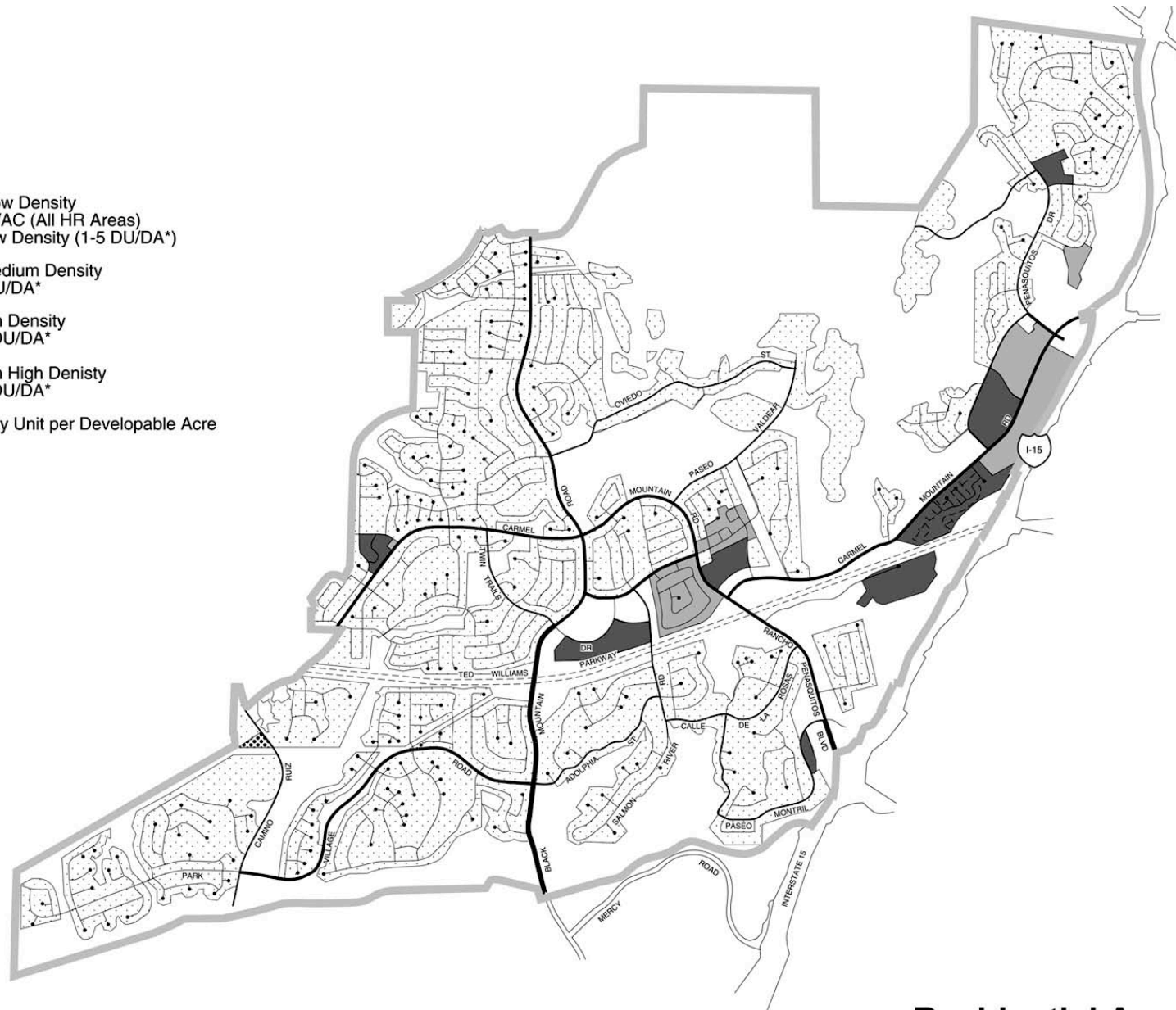


**Protected Single-Family Neighborhoods**  
**Rancho Peñasquitos Community Plan**

**5**  
**FIGURE**



-  Very Low Density  
0-1 DU/AC (All HR Areas)  
and Low Density (1-5 DU/DA\*)
  -  Low Medium Density  
5-10 DU/DA\*
  -  Medium Density  
10-22 DU/DA\*
  -  Medium High Density  
22-45 DU/DA\*
- \* DU/DA-Density Unit per Developable Acre



**Residential Areas**  
**Rancho Peñasquitos Community Plan**

**6**  
**FIGURE**

## **Density Calculation**

Although the community should maintain a predominately low-density character, a variety of densities and housing types should be encouraged in residential development. In Rancho Peñasquitos density is calculated based upon the number of dwelling units per developable acre (DA).

Developable Acres are calculated by subtracting the following areas from the total project area:

- Open space areas designated in the Plan.
- Areas designated for public facilities in the Plan (including but not limited to schools, public open space areas, parks, fire stations and other governmental facilities).
- Areas designated for commercial or industrial land uses.
- The measured areas of the public streets rights-of-way or 15 percent of the area remaining after subtraction of the above three, whichever is less.

The density of a PRD shall not exceed the maximum density recommended for the area by the Plan.

## **Density Criteria**

Recommended density and lot sizes within the density ranges will be based on the following criteria:

- Compatibility with the design guidelines established in the Plan and with the adjacent land uses.
- Dedication of public parkland, open space areas and/or public facilities or improvements in addition to those designated in the Plan.
- Planned developments that provide creative design approaches which implement the objectives of the Plan and the General Plan.
- Brush management requirements may also restrict density.
- Consideration of the topography of the project site and assurance that the site design minimizes impacts on areas regulated under the HR Overlay Zone Guidelines and designated open space areas.
- Sensitive resources such as biology and archaeology may also restrict density.

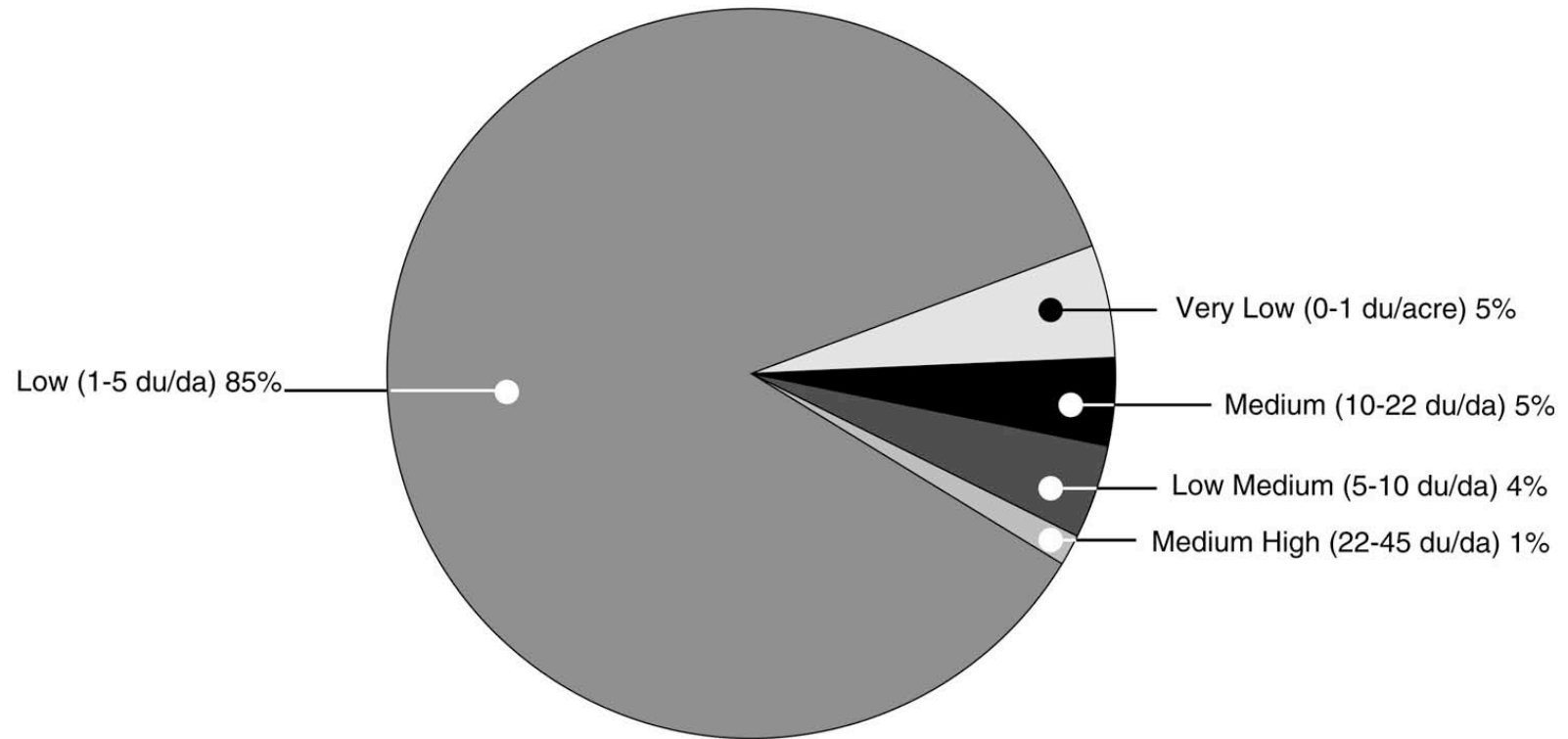
## **Density Ranges**

This Plan proposes the following density ranges to meet community goals and objectives:

- **Very Low-Density.** (zero through one dwelling unit per acre). When calculating developable acreage for a residential project, the maximum density to be calculated for areas within the HR Overlay Zone shall be one dwelling unit per acre. For designated open space areas, density shall be calculated at one dwelling unit per ten acres.
- **Low-Density.** (one through five dwelling units per developable acre). Residential projects developed under this category includes single-family detached homes constructed on 8,000-square-foot lots or larger. A mixture of lot sizes is recommended under this category with the development of 5,000-square-foot lots possible on portions of projects through the PRD process. All projects developed under this category must provide a majority of 8,000-square-foot lots with street frontages consistent with the R-1-8000 Zone. This density range encompasses the City's R-1-8000 through R-1-40000 zones.
- **Low-Medium Density.** (5 through 10 dwelling units per developable acre). This category is characterized by single- or multifamily attached development in low-rise form. This includes single-family, townhome, duplex and similar types of developments. In general, this density encompasses the City's R-1-5000 zone.
- **Medium Density.** (10 through 22 dwelling units per developable acre). This category includes multifamily attached development in low-rise form (primarily one to two stories). This includes some types of fourplex development and most forms of apartments. In general, this density range encompasses the City's R-3000 and R-2000 Zones. The Plan recommends Planned Residential Development for these areas. Building heights should be limited to 30 feet in these areas.
- **Medium-High Density.** (22-45 dwelling units per developable acre). This category includes multifamily attached development in medium-rise form (primarily two or three stories). This includes developments for sale and apartment projects with subterranean or wrapped parking facilities (parking surrounded by residential units). This density range is achieved through approval of a planned development permit for these areas.

## Density Allocations

**Figure 7** identifies the densities assigned to various residential areas within the planning area. These designations represent desired ranges of net residential density based on topography, geology, views, land use configurations, access and other considerations. The Plan calls for approximately five percent of the total residential area of the community to be developed at very low-density, 86 percent of the area as low-density developments, four percent as low-medium-density and four percent as medium density and one percent as medium-high density. **Table 1** (see **page 12**) provides a summary of the recommended Land Use Allocations.



**Residential Density Allocations**  
**Rancho Peñasquitos Community Plan**

**7**  
FIGURE